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BOOK NOTICES.

History of English Law. By Sir Frederick Pollock and Frederick William Maitland. Cloth, 2 vols. Little, Brown & Co., Boston, 1895.

Incontestably the most important book received by the JOURNAL this year is this work of these admittedly paramount authorities on English law. Limited space allows only the barest outline of its characteristics. The spirit of the book is the same as that of the system of law with whose development it deals; pre-eminently a history of growth, never an abstract analysis of principles; its object is to supply data for discussion, argument and use, rather than theories for adoption. Opening with a clear review of the principal sources of English law, Anglo-Saxon, Roman, Norman, Frankish, and Scandinavian, the book then passes to the shaping of these materials by the Norman conquest and the Canon and Roman law, laying particular emphasis on the effects produced by the former and the work of practical organization done by the early Norman kings. Thence it goes through the long struggle between Common and Canon law, the victory of the former and its systematization under the great justiciars to a general summary of English law of the early Middle Ages. This branch first deals descriptively with tenure and the feudal doctrines in regard to land, a review explanatory of much that is peculiar in the modern law of real property. It next treats of status, with a valuable history of personal disabilities, of fictitious persons and corporations, and of boroughs. The second volume examines more in detail the specific branches of the common law, beginning with a comprehensive history of the idea of seisin. Its chapter on contract law is of especial interest in its demonstration of the fact that here more than in any other branch the common law felt the influence of the Roman, the former being so chiefly devoted to law of realty and so barren of contract rules, a natural result of a crude civilization. The volume concludes, after a discussion of various minor details, with the rules of personal relations and those of remedial law. One's feeling on finishing the book is that of having been shown the masonry at the foundations of the great structure of our modern law, as one might see the ground plan of a mediæval cathedral. The great value of the book lies in the new appreciation and reverence its readers will acquire for the hard-won, slowly constructed fabric of our law. To realize the

incalculable value of our civilization of to-day, or of one of its great factors, such as the common law, one must have seen its development and understood the labor that has been expended on its construction. This masterpiece of legal research makes such knowledge possible, and it is not too much to say that it will do for the history of English law what Green's work has done for the history of the English people.

History of the Law of Real Property in the State of New York. By Robert Ludlow Fowler, of the New York Bar. Sheep; Price, \$3.00. Baker, Voorhis & Co., New York.

We find here a neat volume of 229 pages containing a lucid exposition of the law of Real Property in the State of New York. Mr. Fowler traces the history of that law from its incipency down to the present time. The contents of the book may be tersely stated under four divisions of the subject matter: (1) Foreign law introduced by the settlers. (2) The effect of independence. (3) Condition of the law before revised statutes. (4) Condition of the law after the statutes. It will be at once seen that one of the striking features of the book is the reconciliation of the body of the law of real property to the lately revised statutes. To the practitioner this feature cannot but prove of value. The subject of Real Property is one of the most difficult for the student to comprehend, yet the brevity, clearness and simplicity with which Mr. Fowler has handled the difficult topics, contribute much to the ready conception of the student.

New Criminal Procedure, or New Commentaries on the Law of Pleading and Evidence, and the Practice in Criminal Cases. By Joel Prentice Bishop, LL.D. Fourth edition. A new work based on former editions. Volume I. General and Elementary. Sheep; 920 pages. T. H. Flood & Co., Chicago, Ill., 1895.

Mr. Bishop's works are so well and favorably known by the profession and the law students of this country, that it seems hardly necessary to call attention to their many admirable features. He has long been known as a forceful, independent and aggressive author and recognized as one of the foremost text-book writers of his generation. His works on criminal law are regarded as standard authorities. In this volume we have the first of a series, entitled "New Criminal Procedure," which is to be a companion series to the author's "New Criminal Law," which has already called forth most favorable comment. This volume is based on the former editions, but by comparison it is evident